

Government Service Committee

Building Scenarios

October 27, 2010

Scenario #1

Building Size 156,000 sq ft
Operating Cost \$6.00 sq ft

Cost per sq ft	Building Total Cost	Annual Operating Cost	Rate of Return			
			0%	4%	5%	6%
\$300	\$46,800,000	\$936,000	\$22.94	\$29.75	\$31.70	\$33.73
\$350	\$54,600,000	\$936,000	\$25.44	\$33.47	\$35.73	\$38.10

Scenario #2

Building Size 80,000 sq ft
Operating Cost \$6.00 sq ft

Cost per sq ft	Building Total Cost	Annual Operating Cost	Rate of Return			
			0%	4%	5%	6%
\$300	\$24,000,000	\$480,000	\$22.94	\$29.75	\$31.70	\$33.73
\$350	\$28,000,000	\$480,000	\$25.44	\$33.47	\$35.73	\$38.10